

# Hampton Conservation Commission Agenda

## January 27, 2004

- I Call to Order: 7:00 pm**
- III Review of December minutes**
- IV NH Wetland Bureau Applications**
  - ☒ **A. Jane Gallagher Harbor Road, Dock Construction**
- V Special Permits**
  - ☒ **A. Jane Gallagher Harbor Road, Dock construction**
  - ☒ **B. Shawn Pelletier 7 Pearl St. (Revised) Deck Construction, room addition**
  - ☒ **C. Jones and Beech Eng., 369 & 373 Lafayette Road, Work within the Wetlands Conservation District.**
  - ☒ **D. Kenneth Kearney 8 Glade Path After the fact Shed Construction within the Wetlands Conservation District.**
  - ☒ **E. ST. James Building Assoc. 77 TideMill Rd. Construction of Telecommunications Tower within the wetlands Conservation District.**
- VI Planning Board Referrals**
- VII Wetland Bureau & Planning Board Actions**
  - A. 19 Atlantic Ave. Letter advising owners that they need permits prior to removal of sand around their building.**
  - B. 15 Redcoat Lane Cease and desist order from DES Patricia Kelley, Merriann Kelley and Mark DeTeso.**
  - C. 363 Exeter Road, Lincolnshire Realty, Planning Board Postponement until Jan. 21, 2004**
  - D. 7 Pearl St., Shawna Pelletier. Planning Board referred back to the Conservation Commission.**
  - E. 77 Tide Mill Road, Tower Venture, Planning Board continued to the Feb. 18, 2004 meeting.**
  - F. 162 Kings Highway, Charlotte Bauer. Planning Board approved special permit for addition at rear of home.**
  - G. Hampton Meadows. Letter informing DES that mitigation pond is complete.**
- VII Old Business**
  - ☒ **A. Hurd Farm Bond Update**
  - ☒ **B. Prime Wetlands Delineation Grant**
- VIII New Business**
- IX Correspondence**
- X Treasure's Report**
- XI Adjournment**

CONSERVATION COMMISSION PUBLIC HEARING  
January 27, 2004

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Jay Diener, Dr. Ralph Falk, Daniel Gangai, Peter MacKinnon, Bonnie Thimble and Peter Tilton, Jr. Alternate Charlie Preston was present. Alternates Heather Day, and Fred Palazzolo were absent.

A site walk was held on Saturday, January 24, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. Jones & Beech  
369 & 373 Lafayette Rd

Work within the Wetlands Conservation District.

- B. St. James Building Association  
77 Tide Mill Rd

Construction of Telecommunications Tower within the Wetlands Conservation District.

The following sites were visited previously.

- C. Harbor Road  
Jane Gallagher - Dock

- D. Shawna Pelletier  
7 Pearl St.

First floor addition on pilings.

- E. Kenneth Kearney  
8 Glade Path

After the fact shed in Wetlands Conservation District.

The Minutes of December 23, 2003 were reviewed. All were in agreement to accept the Minutes with corrections as noted.

NH WETLAND BUREAU APPLICATIONS

- A. Jane Gallagher  
31 Harbor Rd

This NH Wetland Bureau Application is for the construction of a dock. Glen Normandeau, Pickering Marine, addressed the Commission. This is for construction of a 6' x 135' pier with a 3' x 46' gangway and 10' x 24' float at the end of the gangway, on pilings. After a brief discussion, Mr. Tilton motioned to not oppose the dock construction with the stipulation that all necessary permits are in place and the Commission be notified at the start and finish of the project. This was seconded by Mr. Gangai. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

January 27, 2004

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TOWN OF HAMPTON APPLICATIONS FOR SPECIAL PERMITS

- A. Jane Gallagher  
Harbor Road .

Mr. Tilton motioned to recommend the granting of the special permit for construction of a 6' x 135' pier with a 3' x 46' gangway and 10' x 24' float at the end of the gangway on pilings with stipulation that this is for private recreational boat access and the permits are all in place. The Commission would like to be notified at the start and finish of the construction. This was seconded by Mr. MacKinnon. All were in favor.

- B. Shawn Pelletier  
7 Pearl St

This revised special permit is for the deck construction and room addition. After a brief overview, Mr. Gangai motioned to not oppose the granting of the special permit for work within the Town Wetlands Conservation District with the stipulations that the addition to the back of the home be on pilings and allow grass to grow beneath. The proper erosion controls must be used according to the shore line protection act and notification to the Commission at the start and finish of the project. This was seconded by Mr. Diener. All were in favor.

- C. Jones & Beach Eng. (Caddy Shack LLC)  
369 & 373 Lafayette Rd

This special permit is for work within the the Wetlands Conservation District. After an overview, Dr. Falk motioned to not oppose the granting of a special permit for work within the Town Wetlands Conservation District for Caddy Shack LLC for a construction of a 4' strip of placement with the following stipulations: an etched moat be placed in the concrete under the drive through and that grease hood be placed on all of the catch basins on site. Erosion control be used according to the shore line protection act and notification of start and finish of the project. This was seconded by Mr. MacKinnon. All were in favor.

- D. Kenneth Kearney  
8 Glade Path

This special permit is for the after the fact shed construction with the Wetlands Conservation District. After a brief overview, Mr. Gangai motioned to not oppose the special permit as long as the storage shed is on blocks with no permanent foundation and the area beneath the shed remain permeable and grass be allowed to grow beneath. This was seconded by Mr. Diener. All were in favor.

- E. St. James Building Assoc.  
77 Tide Mill Rd

This special permit is for the construction of Telecommunications Tower within the Wetlands Conservation District. The applicant came before the Commission and requested the application be removed as the new design would move the driveway out of the Wetlands Conservation District, therefore, the Commission does not have jurisdiction over this project.

WETLAND BUREAU & PLANNING BOARD ACTIONS

- A. 19 Atlantic Ave  
Letter advising owners that they need permits prior to removal of sand around their building.
- B. 15 Redcoat Lane  
Cease & desist order from DES
- C. 363 Exeter Rd.  
Lincolnshire Realty  
  
Planning Board Postponement until Jan 21, 2004.
- D. 7 Pearl St  
Pelletier  
Planning Board referred back to the Conservation Commission.
- E. 77 Tide Mill Road  
Tower Venture  
  
Planning Board continued to the Feb. 18, 2004 meeting.
- F. 162 Kings Highway  
Charlotte Bauer  
  
Planning Board approved special permit for addition at rear of home.
- G. Hampton Meadows  
Letter informing DES that mitigation pond is complete.

OLD BUSINESS

Hurd Farm Bond update.

The site walk was held on Saturday, January 17, 2004. Mr. MacKinnon has produced a brief presentation on channel 22 with Mrs. Goethel narrating. This runs about every 8 minutes. Ms. Thimble motioned to have Mrs. Goethel do the opening presentation on the Hurd Farm Bond at the Deliberative Session on Saturday, January 31, 2004. This was seconded by Mr. Diener. All were in favor.

Mrs. Goethel gave a brief update on the Prime Wetlands Delineation Grant.

NEW BUSINESS

Volunteers are needed to set up dates for presentations to major groups about the Hurd Farm Bond Article. Contact with groups for time and co-ordinate with Carol Hall as she is doing the power point presentations.

Volunteers are needed to man the table at the Primary.

CORRESPONDENCE

Mrs. Goethel reviewed seminars, brochures and workshops and phone calls she had received.

TREASURER'S REPORT

The Treasurer's Report was not available for this meeting.

The next meeting will be held on Tuesday, February 24, 2004 meeting in the Town Office Meeting Room as 7:00 p.m. The next site walk will be Saturday , February 21, 2004 at 9:00 a.m. meeting in the Town Office Parking Lot.

Mr. Tilton motioned to adjourn at 8:00 p.m., seconded by Ms. Thimble. All were in favor.

Respectfully submitted,

Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## February 24, 2004

- I Call to Order: 7:00 pm
- II Review of January minutes
- IV NH Wetland Bureau Applications
  - ✓ A. 515 Winnacunnet Rd., Horizon condominium Association, work with in the tidal wetland buffer. *BRAD Jones, Jones + Beach Inc.*
  - B. 363 Exeter Rd. Lincolnshire Realty. Work within the wetland and buffer
- V Special Permits
  - A. 515 Winnacunnet Rd. , Horizon Condo Assoc. Work within the Wetland Conservation District.
  - B. 363 Exeter Road. Lincolnshire Realty. Work within the wetland Conservation District. Revised.
- VI Planning Board Referrals
  - None
- VII Wetland Bureau & Planning Board Actions *CR, Reed*
  - A. Continued Jane Gallagher, 31 Harbor Rd. until review by Harbor Master, Fire kChief, and Town Attorney
  - B. 7 Pearl St. Shawn Pelletier. Granted with our stipulations
  - C. 77 Tide Mill Rd. *Changed Continued for Drainage Review.*
  - D. 8 Glade Path, Kenneth Kearney, Granted after the fact shed permit with stipulations.
  - E. 369 Laffayette Rd., Caddy Shack, LLC., Continued for Departmental Review.

DES:

  - A. File #2003-1370, 61 Lafayette Rd. Closed fill violation.
  - B. File #2003-2529 Smith and Bilmore Pier, Violation notice for # of floats permitted for their pier.
  - C. File # 2003-443 Golden Corridor: DES has 7 requests for further info before they finish their application process.
  - D. File 2001-1295 Appleton Oaks and 2001-6055 Walker Circle, Stabilization and erosion controls are not in place, must be completed in Feb and removal of the silt fence in the spring. *Open Violation -*
- VII Old Business
  - A. Hurd Farm update
  - B. Signs

C. Lists

D. Discuss any upcoming projects that we may need to speak to the Planning Board about.

VIII New Business

A. Pass out reappointment sheets

B. Talk about changing next months meeting date to the 16<sup>th</sup> or the 30<sup>th</sup>.

C. 63 Barbour Road - Occupancy Permit - Fill pushed to November

IX Correspondence

X Treasure's Report

XI Adjournment

Keep Resubmitted Submittal 3/21/04

Bonnie note Det MCK. signed

As Elder can report to the Board. proceed.

CONSERVATION COMMISSION PUBLIC HEARING  
February 24, 2004

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Jay Diener, Dr. Ralph Falk, Peter MacKinnon, Bonnie Thimble and Peter Tilton, Jr. Commission member Daniel Gangai was absent. Alternate Charlie Preston was present. Alternates Heather Day, and Fred Palazzolo were absent. Also attending was Bob Viviano, Planning Board member representative.

A site walk was held on Saturday, February 21, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. 515 Winnacunnet Rd  
Horizon Condominium Assoc  
  
Work within the Wetlands Conservation District.
- B. 11 Hayden Circle
- C. 363 Exeter Rd

The Minutes of January 26, 2003 were reviewed. All were in agreement to accept the Minutes with corrections as noted.

NH WETLAND BUREAU APPLICATIONS

- A. 515 Winnacunnet Rd  
Horizon Condominium

The Condo Assoc. is proposing to upgrade the existing seasonal water line to a year round water line. The size of the main will be increased from ¾" to a 2" water main. They also propose the installation of an underground power to Unit #8. This will eliminate the existing overhead line. After a brief discussion, Mr. Tilton motioned to not oppose the granting of a wetlands permit for utility work within the tidal buffer with the following stipulations: (1) proper erosion control measures according to the shore land protection act be enforced; (2) elevation of the ground be unchanged; (3) the Commission be notified at the start and completion of the project; and (4) all necessary permits be obtained prior to beginning the project including the Town of Hampton Special Permit for work within the Wetlands Conservation District. This was seconded by Mr. MacKinnon. All were in favor.

- B. 363 Exeter Road  
Lincolnshire Realty

Ms. Amanda Barker, NH Soil Consultants and Jessica Winter, Coldwell Sprague, addressed the Commission. This application is for work within the wetland and buffer. After a brief presentation, Mr. Tilton motioned to recommend that the Planning Board deny granting the wetlands permit an 800 ft paved driveway within the Wetlands Conservation District with the following concerns: (1) driveways in sensitive areas be made of permeable surfaces and the Commission does not see the necessity of a paved surface; (2) the number of culverts for "critter crossings" does not seem adequate for the length of the driveway; (3) the permanent impact is not 12 ft, but 20 ft. and with the ditch and berm on each side of 4 ft making the permanent impact a total of 20 ft. in diameter; and (4) the applicant is unwilling to put any of the property into conservation easement or deed restrictions which leads the Commission to believe there will be future development. This was seconded by Mr. Diener. All were in favor. Mr. MacKinnon motioned to have the letter sent to the Planning Board. Mr. Diener seconded. All were in favor.



TOWN OF HAMPTON APPLICATIONS FOR SPECIAL PERMITS

- A. 515 Winnacunnet Rd  
Horizon Condo Assoc.

They will come back next month with paper work for Special Permit.

- B. 363 Exeter Rd  
Lincolnshire Realty

Please see above.

WETLAND BUREAU & PLANNING BOARD ACTIONS

- A. Jane Gallagher  
31 Harbor Rd

Continued until review by Harbor Master, Fire Chief, and Town Attorney.

- B. Shawn Pelletier  
7 Pearl St

Granted with Commission's stipulations.

- C. 77 Tide Mill

- D. Kenneth Kearney  
8 Glade Path

Granted after the fact shed permit with stipulations.

- E. Caddy Shack LLC  
369 Lafayette Rd

Continued for Departmental Review.

DES:

- F. File #2003-1370, 61 Lafayette Rd. Closed fill violation.
- G. File #2003-2529 Smith & Gilmore Pier, violation notice for number of floats permitted for their pier.
- H. File #2003-443 Golden Corridor: DES has seven requests for further information before they finish their application process.
- I. File #2001-1295 Appleton Oaks and 2001-6055 Walker Circle, Stabilization and erosion controls are not in place, must be completed in February and removal of the silt fence in the spring.

OLD BUSINESS

Hurd Farm Bond update by Mrs. Goethel.

The signs are being paid for by the "Trust for Public Land." The signs will probably read:  
Vote Yes Article 2 – Protect the Hurd Farm.

NEW BUSINESS

Volunteers are needed to man the table at the Primary.

CORRESPONDENCE

Mrs. Goethel reviewed seminars, brochures and workshops and phone calls she had received.

TREASURER'S REPORT

The Treasurer's Report was not available for this meeting.

The next meeting will be held on Tuesday, March 23, 2004 meeting in the Town Office Meeting Room as 7:00 p.m. The next site walk will be Saturday, March 20, 2004 at 9:00 a.m. meeting in the Town Office Parking Lot.

Mr. Diener motioned to adjourn at 8:30 p.m., seconded by Mr. Preston. All were in favor.

Respectfully submitted,



Sue Launi

Secretary

# Hampton Conservation Commission Agenda

## March 23, 2004

- I ✓ Call to Order: 7:00 pm
- II ✓ NH Wetland Bureau Applications
  - ✓ A. Page Property off Drakeside Rd, Maynard Realty Trust, construction of Road and Condominiums with in the jurisdictional wetlands.
  - ✓ B. 61 Lafayette Road, Pool construction with in the Tidal Wetland Buffer.
- III Special Permits
  - ✓ A. Page Property off Drakeside Rd, Maynard Realty Trust, construction of Road and Condominiums within the Wetlands Conservation District.
  - ✓ B. 515 Winnacunnet Rd. Horrizon Condo assoc. Work on utilities within the wetlands conservation district.
  - ✓ C. 542-544 High St. paving driveway within the wetlands conservation district.
  - ✓ D. 31 Stowecroft Drive, B. Bloemendall, Install retaining wall in Wetlands Conservation District.
- VI Planning Board Referrals
  - Same as Above
- V ✓ Appointments:
  - ✓ Mary Louise Woolsey
  - ✓ Warren Banbury
- VII Wetland Bureau & Planning Board Actions
  - A. Jane Gallagher, 31 Harbor Road approved construction of Dock with Con.Comm stipulations and must obtain permits from DES and Army Corp.
  - B. Page Meadow, required an independent review and delineation of the wetlands by Rockingham County Conservation District.
  - C. Requested the Building Inspector to investigate the possible violation of Special Permit at 63 Barbour Rd. Pamela Kopka

DES:

  - A. Wetlands File #2004-197 515 Winnacunnet Road, Constance Ayer, need more info: approval from abutters. to complete application.
  - B. Complaint File #2003-15, 40 Highland Ave tax Map 274/Lot 53. 750 feet of wetlands was illegally filled. Restoration required. Plan must be submitted by May 8, 2004 must be completed by July 8, 2004.. Virginia Kennedy.
  - C. Lincolnshire Realty, 343 Exeter Road. The Fire Dept will require the road to be 20 feet across. The applicant asked for an extension to revise the plan.

**1. Volunteer to collect abutter Data**

**C. Lists**

**D. \$10,000 left in Marsh Restoration Fund. Possibly use for prioritization list.**

**VIII New Business**

**A. B. C. 63 Barbour Road**

**IX Correspondence**

**X Treasure's Report**

**XI Adjournment**

**Directions for accessing the answering machine from home:**

**Dial: 929-5808 wait for the message to begin playing then dial 654. All of the messages will then play for you. To repeat the messages you need to hang up and repeat the process. If you are able to return any of the calls please do so. If there are any that need my immediate attention please email or call me at home.**

**Thanks Ellen**

CONSERVATION COMMISSION PUBLIC HEARING  
March 23, 2004

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Jay Diener, Dr. Ralph Falk, Daniel Gangai, and Peter Tilton Jr. Alternate Charlie Preston was present. Commissioners not present were Peter MacKinnon and Bonnie Thimble. Alternates absent were Heather Day and Fred Palazzolo. Planning Board Member Representative Bob Viviano was also present.

A site walk was held on Saturday, March 20, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. Page Property Drakeside Road  
Condo Development in the Jurisdictional Wetland.
- B. Winnacunnet Road  
Pool in the Tidal Buffer.

The Minutes of February 24, 2004 will be reviewed at the April 27, 2004 Meeting.

NH WETLAND BUREAU APPLICATIONS

- A. Page Property off Drakeside Road  
Maynard Realty Trust

This application is for the construction of road and condominiums within the jurisdictional wetlands. Mark West, wetland scientist from West Environmental, addressed the Commission. He had delineated the wetland area in July 2000. Jim Gove, soil scientist, from Gove Environmental was also present. This application proposes the construction of 36 2-story condo units and associated access road and parking and storm water management facilities on a 25.50 acre parcel off Drakeside Road. Total proposed wetland impacts include 12,300 sq. ft. to fresh water wet meadow and 5,000 sq. ft. to the tidal buffer zone associated with the Drakeside River Salt Marsh. Also, a wetland mitigation retention basin of 10,350 sq. ft. and a conservation easement of 19.86 acres. The easement would encompass 4.37 acres of upland, 6.25 acres of tidal marsh and 9.24 acres of fresh water wetland acres.

After the presentation, Mrs. Goethel asked each Commissioner for input. Mr. Preston's biggest concern was the run off of salt and fertilizer. Mr. Tilton asked if there was any consultation with the Army Corp of Engineers. Mr. West stated the Corp will be looking at it at some point. Mr. Tilton was also concerned with the water quality and the critters and habitat. Dr. Falk asked about the highest observable tide line. Mrs. Goethel asked about the highest elevation on the upland island. Mr. West stated 14 ft. Mr. Gangai questioned the road. Mr. Diener agreed with Mr. Preston about the run off.

At this time, Mrs. Goethel opened the discussion up to the public. A resident from 3 Hampton Meadows gave a presentation of a study he had done. He had pictures to compare from now and 11 years ago. Mrs. Woolsey congratulated the Commission on the Hurd Farm vote and then spoke very highly against this construction. Mr. David Goethel addressed the Commission and also spoke against the construction of the condo's as a fisherman's point of view. Mrs. Goethel then gave her opinions. The area is totally undevelopable, against the Wetlands Ordinance, poses no hardships, and 4 out of 25 acres are buildable. The Commission is an abutter also.

After all the discussions, Mr. Tilton motioned to table the vote until the April 27, 2004 meeting, so more information can be gathered. Mr. Diener seconded the motion. All were in favor.

NH WETLAND BUREAU APPRLICATIONS (Continued)

- B. Scott Lundeen  
61 Lafayette Rd

This application is for the construction of a pool within the tidal wetland buffer. This is an above ground pool. However sand was dumped on the site of the pool without permission. The pool is for demonstration only. After a brief discussion, Dr. Falk motioned to recommend the DES not approve the permit for a temporary pool within the 50 ft. buffer. Mr. Diener seconded the motion. All were in favor.

SPECIAL PERMITS

- A. Page Property off Drakeside Rd.  
Maynard Realty Trust

Construction of a road and condominiums within the Wetlands Conservation District.

Mr. Tilton motioned to table the vote until the April 27, 2004 meeting to allow the applicants more time to gather more information. Dr. Falk seconded the motion. All were in favor.

- B. 515 Winnacunnet Rd.  
Horizon Condo Assoc

This special permit is for work on utilities within the wetlands conservation district. After a brief discussion, Mr. Tilton motioned to grant the special permit for utility work at 515 Winnacunnet Rd. Mr Diener seconded the motion. All were in favor.

- C. 542-544 High St.

This special permit is for the paving of a driveway within the wetlands conservation district. After a brief discussion, Mr. Tilton preferred to deny the application as presented (incomplete) and the Commission feels the same benefit can be derived by using pavers rather than solid asphalt to allow water filtration. Mr. Tilton motioned to recommend the granting of the special permit with the stipulation that pavers be used instead of asphalt to allow drainage run. Mr. Gangai seconded the motion. All were in favor.

- D. 31 Stowecroft Drive

This special permit was for installation of a retaining wall in the wetlands conservation district. Larry Gilbert from Bevin addressed the Commission. He will be doing the construction of the retaining wall. During construction he will be using erosion control, silt fencing and bales of hay. Mr. Diener motioned to not oppose the special permit with the proper erosion controls and the Commission be notified at start and finish of the project. Dr. Falk seconded the motion. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

March 23, 2004

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APPOINTMENTS

Mary Louise Woolsey, Budget Committee, came before the Commission to congratulate them on the passing of the Hurd Farm Warrant.

Warren Bambury, Rockingham Regional Planning Commission, brought the Commissioners maps.

WETLAND BUREAU & PLANNING BOARD ACTIONS

- A. Jane Gallagher  
31 Harbor Road

Approved construction of dock with Conservation Commission stipulations and must obtain Permits from DES and Army Corp.

- B. Page Meadow

Required an independent review and delineation of the wetlands by Rockingham County Conservation District.

- C. Requested the Building Inspector to investigate the possible violation of special permit at 63 Barbour Rd. (Pamela Kopka)

DES:

- A. Wetlands File #2004-197 515 Winnacunnet Road, Constance Ayer, need more info: approval from abutters to, to complete application.
- B. Complaint File #2003-15, 40 Highland Ave tax map 274/Lot53. 750 feet of wetlands was illegally filled. Restoration required. Plan must be submitted by May 8, 2004 and must be completed by July 8, 2004. (Virginia Kennedy)
- C. Lincolnshire Realty, 343 Exeter Rd. The Fire Dept.

OLD BUSINESS

- A. Mrs. Goethel gave an update on the Hurd Farm. The Warrant Article was voted in.
- B. The Prime Wetlands Assessment deadline is April 1, 2004.
- C. \$10,000 left in Marsh Restoration Fund. This could possibly be used for the prioritization list.
- D. An update on the stipulations list for Planning Board recommendations.

CORRESPONDENCE

Mrs. Goethel reviewed seminars, brochures and workshops and phone calls she had received.

TREASURER'S REPORT

Was not available for this month's meeting.

The next meeting will be held on Tuesday, April 27, 2004 at 7:00 p.m. meeting in the Town Office Selectmen's Room. The next site walk will be held on Monday, April 26, 2004 at 6:00 p.m. meeting in the Town Office Parking Lot.

Mr. Tilton motioned to adjourn at 9:00 p.m., seconded by Mr. Diener. All were in favor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sue Launi".

Sue Launi  
Secretary



# Hampton Conservation Commission Agenda

## April 27, 2004

- I**     **Call to Order: 7:00 pm**
  - II**    **NH Wetland Bureau Applications**
    - A. 78 Island Path, Diane Gauthier, Demolition and construction of garage within the same footprint, within the jurisdictional wetlands.**
    - B. 6 Hemlock St. Ocean Vista, work within the Jurisdictional wetland.**
    - C. Atlantic Ocean, Yankee Fisherman's Co-op, Mussel Aquaculture platform.**
    - D. Line Swamp. State of NH DOT. Signs along Line Swamp Rte 101.**
    - E. Page Property off Drakeside Rd, Maynard Realty Trust, construction of Road and Condominiums in jurisdictional wetlands.**
  - III**   **Special Permits**
    - A. 78 Island Path, Diane Gauthier, Demolition and construction of garage within the same footprint within the Town Wetland Conservation District.**
    - B. 6 Hemlock Street, work within the Town Wetland Conservation District.**
    - C. Page Property off Drakeside Rd, Maynard Realty Trust, construction of Road and Condominiums within the Town Wetland Conservation District.**
    - D. 45 Tide Mill Rd. Ian Burgess. Rebuild second floor deck within the Wetlands Conservation District.**
    - E. 7 & 9 Gill St. Angellina Marquis & Theresa Vitagliano. Demolition of existing buildings and replacing with 2 family condo.**
  - IV**   **Planning Board Referrals**
  - V**    **Wetland Bureau & Planning Board Actions**
    - 1. permit # 2003-1037. 65 Church St. Aquarion Water Company. Approved . Wireless telecommunication platform.**
    - 2. permit # 2004-197. 515 Winnacunnet Rd, Horizons Condominium Assoc. Apprvd. Temporary impact for installation of utility lines.**
    - 3. 61 Lafayette Rd. Scott Lundeen. Notice of incomplete expedited application for construction of pool within the jurisdictional wetlands.**
- Planning Board Actions:**
- 1. Approved. 515 Winnacunnet Rd. Special Permit to allow temporary impact in the Wetlands Conservation District for installation of utility lines.**
  - 2. Denied. 542 & 544 High Street. Dan Kellar. Pavement within the wetlands buffer. Asked to hire wetlands scientist to delineate the wetlands buffer and come back with amended application to address flooding concerns.**
  - 3. Approved with Cons. Comm. stipulations. 31 Stowecroft Dr. Bevan Bloemendall. Work within the wetlands conservation district to repair retaining wall.**

**4. Refer Lincolnshire, Car barn warehouse project back to the Conservation Commission for discussion on culvert crossings and Conservation Easement.**

- VI Appointments:**
  - 1. Dave West RCCP upgrading of maps.**
- VII Old Business**
  - 1. Update on Prime Wetlands Delineation**
- VIII New Business**
- IX Review February and March Minutes**
- X Treasure's Report**
- XI Adjournment**

CONSERVATION COMMISSION PUBLIC HEARING  
April 27, 2004

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Jay Diener, Dr. Ralph Falk, Daniel Gangai, Bonnie Thimble and Peter MacKinnon. Commissioner not present was Peter Tilton Jr. Alternate Charlie Preston was present. Alternates absent were Heather Day and Fred Palazzolo. Planning Board Member Representative Tom Higgins was also present.

A site walk was held on Saturday, April 24, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking. On the agenda were as follows:

1. 78 Island Path  
Demolition of garage and rebuild on same footprint.
2. 6 Hemlock St
3. 45 Tide Mill Rd
4. 7 & 9 Gill St
5. 110 Landing Rd
6. 3 Page Lane
7. Glade Path

The Minutes of February 24, 2004, March 23, 2004 and April 27, 2004 will be reviewed at the May 25, 2004 Meeting.

NH WETLAND BUREAU APPLICATION

Diane & Terrance Gauthier  
78 Island Path

This application is for the demolition and construction of a garage within the same footprint, within the jurisdictional wetlands. This is an expedited permit. After a brief presentation, Dr. Falk motioned to sign the permit, and asked that the Commission be informed at the start and finish of the project, that proper erosion control be utilized as stated in the Shore land protection act, and that no insecticide or fertilizer shall be used on the property. This was seconded by Mr. MacKinnon. All were in favor.

6 Hemlock St  
Ocean Vista

Mr. Joe Coronati from Jones and Beech Engineering, and Mr. Mark West, West Environmental, presented the proposal. This application is for work within the jurisdictional wetland. It proposes construction of 5 condo units. The project proposes a combined total impact (temporary and permanent) of 4,105 sq. ft. of upland within the 100 ft. tidal buffer zone. Temporary impact of 435 sq. ft. is proposed within the Town's 50 ft. wetland buffer to fresh water wetlands. After the presentation, Mr. Diener motioned that he would not recommend as it stands now as Unit #5 is in the 100 ft. buffer, there is illegal fill on site within the tidal buffer, a high density use of the property and the area is too sensitive for this type of development and the construction of the buildings will change the grade of the buffer substantially which will effect the water quality of the marsh ecosystem. Ms. Thimble seconded the motion. An amendment was made to the motion that the driveways will have echo pavers and the grass will be maintained. Mr. Diener seconded the amendment. All in favor.

CONSERVATION COMMISSION PUBLIC HEARING

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April 27, 2004

NH WETLAND BUREAU APPLICATIONS (Cont)

Yankee Fisherman's Co-Op

After Mrs. Goethel gave a brief overview of this application, she stepped down as Chairman for the discussion and vote. Mr. Gangai chaired the discussion. This is a dredge and fill permit for 2.4 miles out in the ocean ESE of Hampton Beach. This is for the installation and operation of 5 long lines for the purpose of growing mussels in the North Atlantic Ocean. Dr. Falk motioned to not oppose the application for the dredge and fill permit. Mrs. Thimble seconded the motion. All were in favor.

At this time Mrs. Goethel stepped back in as Chairman and resumed the meeting.

DOT

Mrs. Goethel stated that the DOT had signs to put up in Line Swamp in Hampton. Mr. Gangai motioned to not oppose the DES permit for DOT. Dr. Falk seconded the motion. All were in favor.

Page Property off Drakeside Road

Maynard Realty Trust

Tom Nigrelli addressed the Commission for an amended plan review. This is for construction of a road and condominium in jurisdictional wetlands. After hearing the updated plan, the discussion was opened to the public. Mr. Kyeon Cyros, abutter, was frustrated and concerned about water run off. Mr. Nathan Page stated that it was a better plan and headed in the right direction. Ms. Thimble stated that the plan was a good start. Dr. Falk was concerned with density wetland impact. Mr. Gangai stated that the plan was better but was also concerned with water run off. Mr. Diener stated the lesser impact was the lower wetlands but the plan was better. Mr. MacKinnon agreed that the plan was better. Mrs. Goethel was very concerned about the density and that echo pavers should be used.

SPECIAL PERMITS

78 Island Path

Diane Gauthier

Ms. Thimble motioned to recommend the granting of a Special Permit for demolition of the existing garage and replacement on the same footprint. The usual requests of being informed at the start and finish of the project, proper erosion control be utilized as stated in the shore land protection act and no insecticides or fertilizer be used on the property. Mr. Diener seconded the motion. All were in favor

CONSERVATION COMMISSION PUBLIC HEARING

Page 3

April 27, 2004

SPECIAL PERMITS ( cont)

6 Hemlock St  
Ocean Vista

Dr. Falk motioned to not oppose the granting of a Special Permit to Ocean Vista for work withing the Wetlands Conservation District as long as the following conditions are met:

(1) The back yards of Units 4 & 5 are redesigned to have no grass or landscaping other than a replanting to its native vegetative state (maintenance free yard); (2) grade in buffer is brought back as close to the original grade as possible; (3) A deed restriction is put on units 4 & 5 that states there will never be added any structure or patio in the rear of the units. No decks, patios or walkways. (4) No fertilizer or insecticide. (5) At least one granite marker is placed along the wetland buffer line behind each unit. (6) Notification of start and end of project. (7) Proper erosion control (8) Owners of the building inform the building department where the fill cam from as it appeared to have objects in it. Mr. Gangai seconded the motion. With Ms. Thimble opposed, six were in favor.

Page Property off Drakeside Road  
Maynard Realty Trust

Please see NH Wetland Bureau Application.

45 Tide Mill Rd

Mr. Diener motioned to not oppose the granting of a Special Permit for the rebuilding of the first floor deck within the wetlands conservation district with the following conditions: (1)

The new deck is not any closer to the wetland boundary than the present deck. (2) The deck will never be screened in or have a roof. (3) The deck is open to the elements with rainwater to flow through it. (4) Clean up under the deck and have grass. (5) Notification at start and finish of the project. (6) Proper erosion control be used. (7) The deck needs to be open on all sides. (8) No additional structures be placed into the 50 foot buffer. Dr. Falk seconded the motion. All were in favor.

7 & 9 Gill Street

Dr. Falk motioned to not oppose granting a Special Permit for work within the wetlands conservation district to demolish existing buildings and replacing with 2 family condo with the following conditions:

(1) There will never be any further construction at the rear of the residence. (2) No decks, patios or walkways. (3) driveway remain of a permeable surface, eco pavers, gravel or grass. (4) wetland boundary be marked by granite markers. (5) No plantings are placed inside wetland. (6) A row of native plantings is planted along the wetland edge inside the buffer. (7)The Commission be notified at start and finish of the project. Mr. Diener seconded the motion. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

Page 4

April 27, 2004

WETLAND BUREAU & PLANNING BOARD ACTIONS:

Permit #2003-1037, 65 Church St., Aquarion Water Company, Approved. Wireless telecommunication platform.

Permit #2004-197. 515 Winnacunnet Rd. Horizons Condominium Assoc. Approved. Temporary impact for installation of utility lines.

61 Lafayette Rd. Scott Lundeen. Notice of incomplete expedited application for construction of pool within the jurisdictional wetlands.

PLANNING BOARD ACTIONS:

Approved. 515 Winnacunnet Rd. Special Permit to allow temporary impact in the wetlands conservation district for installation of utility lines.

Denied. 542 & 544 High Street. Dan Kellar. Pavement within the wetlands buffer. Asked to hire wetlands scientist to delineate the wetlands buffer and come back with amended application to address flooding concerns.

Approved with Conservation Commission stipulations. 31 Stowecroft Dr. Bevan Bloemendall. Work within the wetlands conservation district to repair retaining wall.

Lincolnshire (car barn warehouse) referred back to Conservation Commission for discussion on culvert crossing and conservation easement.

OLD BUSINESS

Mrs. Goethel stated that RFP is out for delineation on Taylor River.

The next meeting will be held on Tuesday, May 25, 2004 at 7:00 p.m. meeting in the Town Office Selectmen's Room. The next site visit will be Saturday, May 22, 2004 at 9:00 a.m. meeting in the Town Parking Lot.

ADJOURNMENT

Ms. Thimble motioned to adjourn at 10:15 p.m., seconded by Mr. Diener. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## May 25, 2004

- I Call to Order: 7:00 pm
- II NH Wetland Bureau Applications
  - ✓A. Donald Bibeau. 10 Patricia St. Construction of a 2 unit condex within the 100 foot tidal Buffer
- III Special Permits
  - ✓A. Lincolnshire Realty. Driveway within the Wetlands Conservation District. Returned from the Planning Board for Negotiation on Mitigation.
  - ✓B. Robert Bridle. 597 Ocean Blvd. Replace shed and fence within the wetlands conservation district.
  - ✓C. David Joaquin. 77 Island Path. Replace existing foundation on same footprint within the wetlands conservation district.
  - ✓D. Donald Bibeau. 10 Patricia Street. Construction of 2 unit Condex within the Wetlands Conservation District.
  - ✓E. Rademo Realty Trust. 5 Merrill Drive. Temporary impact in wetland buffer for construction of addition to existing building.
- ✓IV Planning Board Referrals
  - ✓A. Rademo Realty - *See Above*
  - ✓B. Maplecroft Subdivision. 431 Winnacunnet Road -
  - ✓C. Poissant Subdivision. 3A Purington Lane - *Letter to PB - no objections*
- V Wetland Bureau
  - A. Jane Gallagher. 31 Harbor Road. Approved construction of Dock with stipulations.
  - B. NH DOT. Route 101. Approved Temporary impact to wetlands for construction of signs along Line Swamp.

Planning Board Actions:

  - A. Terrence Gauthier. 78 Island Path. Approved Demolition and Construction of new Garage within same footprint. Notification and Erosion Controls.
  - B. Ian Burgess. 45 Tide Mill Rd. Approved with CC stipulations.
- VI Old Business
  - A. Taylor River Prime Wetland Meeting June 1 7:00 Town Hall
- VII New Business
- VIII Review of April Minutes
- IX Treasure's Report
- XI Adjournment

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING  
May 25, 2004

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Jay Diener, Dr. Ralph Falk, Peter MacKinnon and Peter Tilton, Jr. Commission members Daniel Gangai and Bonnie Thimble were excused. Alternate Charlie Preston was present. Alternates Heather Day, and Fred Palazzolo were absent. Also attending was Tracey Emerick, Planning Board member representative.

A site walk was held on Saturday, May 22, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. 10 Patricia Street  
Condex within the Wetlands Conservation District
- B. 77 Island Path  
Reconstruct existing foundation within the Wetlands Conservation District
- C. 597 Ocean Blvd.  
Rebuild shed on existing footprint and replace fence within the Wetlands Conservation District.
- D. 5 Merrill Drive  
Temporary impact within the Wetlands Conservation District for expansion of existing building.

The Minutes of February 24, 2004 and March 23, 2004 were reviewed. All were in agreement to accept the Minutes with corrections as noted. The Minutes of April 27, 2004 and May 25, 2004 will be reviewed at the June 22, 2004 meeting.

NH WETLAND BUREAU APPLICATIONS

- A. Donald Bibeau  
10 Patricia St

This wetland application is to build a 2 unit condex within the 100 ft. buffer zone. Footprint of the Building to be 50 x 24 with 20 x 15 addition.

Mrs. Goethel read a memo sent by the previous Conservation Commission Chairperson, Vivianne Marcott, written on September 25, 2002, that the Commission had denied the Special Permit per the Wetland Ordinance 2.3.4B. After a brief discussion, Mr. Tilton motioned to oppose the application as written as it is too close to tidal wetland. If the building was moved back 50 ft. from the wetland with tidal precautions, Mr. Tilton would not be opposed. The recommendation of eco pavers be used also. Dr. Falk seconded the motion. All were in favor.

TOWN OF HAMPTON APPLICATIONS FOR SPECIAL PERMITS

- A. Lincolnshire Realty  
Driveway within the Wetlands Conservation District.

Returned from the Planning Board for negotiation on mitigation. Presenting to the Commission were Amanda Barker, NH Soil Consultants, Fred Sprague, Millette, Coldwell & Sprague, Rich Correll, Correll, Correll Associates, Atty Peter Saari, and Ian Trefry, Wild Life Habitat, addressed the Commission. Ms. Barker presented the amended proposal for the driveway. The Commission had asked for permeable surface for the driveway. However, per Ms. Barker, this would not be feasible.



TOWN OF HAMPTON APPLICATIONS FOR SPECIAL PERMITS (Cont)

A. 363 Exeter Rd (Cont)  
Lincolnshire Realty

After a review of the amended plan, Mr. MacKinnon motioned to not oppose the plan as the applicant had made the necessary changes as asked by the Commission. (1) install an additional culvert as a "critter crossing" in the section of driveway between the potential vernal pool and the proposed location of the warehouses; (2) place a deed restriction on a portion of the property southeast of the proposed development. The deed restriction would prohibit further development of the specified area. In addition to the deed restriction the applicant would be willing to include the entire wetland system along the eastern side of Old River. (3) Only sand be used to treat the road surface in the winter. No salt or chemicals will be used. (4) To enhance the buffer to the vernal pool, plantings of a mix of ten shrubs between the access road and the vernal pool will be planted. (5) The applicant agrees to limit the cutting of trees and shrubs outside of the proposed development area to no more than 25% of the basal area. (6) Proper erosion control must be used and the Shore Land Protection Act be followed and notification of beginning and end of project. Dr. Falk seconded the motion. With Mr. Tilton opposed, five were in favor.

B. Robert Bridle  
597 Ocean Blvd

This Special Permit is to replace a shed and fence within the Wetlands Conservation District. After a brief overview, Mr. Tilton motioned to not oppose the Special Permit for the shed and fence with the following stipulations: (1) shed reconstruction will remain on the same footprint but be on footings; (2) fence will run along the south side of the property; (3) must obtain a State DES standard Dredge & Fill Permit prior to start of any work; (4) proper erosion control be utilized; and (5) the Commission be notified at start and end of project. Mr. Preston seconded. All were in favor.

C. David Joaquin  
77 Island Path

This Special Permit is to replace existing foundation on same footprint within the Wetlands Conservation District. After a brief discussion, Mr. Diener motioned to not oppose the Special Permit with the stipulations that the Commission be notified at beginning and end of project, and proper erosion control be used. Dr. Falk seconded the motion. All were in favor.

D. Donald Bibeau  
10 Patricia St

This Special Permit is for the construction of 2 unit Condex within the Wetlands Conservation District. Please see NH Wetland Bureau Application on Page 1. Mr. Tilton motioned to oppose the Special Permit application for 10 Patricia Street. Mr. MacKinnon seconded. All were in favor.

E. Rademo Realty Trust  
5 Merrill Drive

This Special Permit is for temporary impact in wetland buffer for construction of addition to existing building. After a brief review, Mr. Tilton motioned to not oppose the Special Permit with the stipulations of being notified at start and finish of the project, and that the buffer be returned to pre-construction state, seconded by Mr. Diener. All were in favor.

#### PLANNING BOARD REFERRALS

- A. Rademo Realty – Please see Special Permit
- B. Maplecroft Subdivision – 431 Winnacunnet Rd. – Re: Lot 10-2 The wetlands boundary on this property should be marked and the building footprint needs to be clearly delineated before the lot is accepted.
- C. Poissant Subdivision – 3A Purington Lane – Have wetland boundaries marked with granite boundary markers.

Mrs. Goethel will send letters to the Planning Board stating no objections.

At this time, Dr. Falk motioned to close the Public Hearing and seal the Minutes until an unspecified future vote, in order to discuss a possible property purchase. Mr Diener seconded the motion. All were in favor.

Unsealed Minutes:

Closed Meeting:

Discussion ensued about a piece of property owed by Shirley McRae fronting on Barbour Rd adjacent to the conservation land at White's Lane. The asking price is \$150,000. for about 26 acres.

Dr. Falk motioned to start the process for purchase of the property and to go into public session. Mr. Mackinnon seconded the motion. All were in favor.

Public Session:

Dr. Falk motioned to unseal the Minutes of the closed session. Mr. Diener seconded the motion. All were in favor.

After a discussion, Mr. Tilton motioned to start the process for purchase of the land owned by Shirley B. McRae fronting Barbour Rd (Tax Map: 110 Lot: 3C) for the price of \$150,000, using the money set aside in the Conservation Land Acquisition Fund. This was seconded by Mr. Diener. It was a unanimous vote in favor of purchasing the land.

#### WETLAND BUREAU ACTIONS

- A. Jane Gallagher  
31 Harbor Rd  
Approved construction of dock with stipulations.
- B. NH DOT  
Route 101  
Approved Temporary impact to wetlands for construction of signs along Line Swamp.

#### PLANNING BOARD ACTIONS

- A. Terrence Gauthier  
78 Island Path

Approved demolition and construction of new garage within same footprint. Notification and erosion controls.

PLANNING BOARD ACTIONS (Continued)

B. Ian Burgess  
45 Tide Mill Rd  
Approved with Conservation Commission stipulations.

OLD BUSINESS

Taylor River Prime Wetland Meeting is June 1, 2004 at 7:00 p.m. at the Town Office.

NEW BUSINESS

CORRESPONDENCE

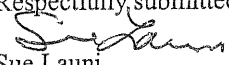
Mrs. Goethel reviewed seminars, brochures and workshops and phone calls she had received.

TREASURER'S REPORT

The Treasurer's Report was not available for this meeting.

The next meeting will be held on Tuesday, June 22, 2004 meeting in the Town Office Meeting Room as 7:00 p.m. The next site walk will be Saturday, June 19, 2004 at 9:00 a.m. meeting in the Town Office Parking Lot.

Mr. Diener motioned to adjourn at 9:30 p.m., seconded by Mr. Preston. All were in favor.

Respectfully submitted,  
  
Sue Launi  
Secretary

Sue Launi

From: E. Goethel [egoethel@comcast.net]  
 Sent: Friday, June 18, 2004 8:50 AM  
 To: E Goethel; Sue Launi; Ralph Falk; Pete Tilton, Jr.; Jay Diener; Fred Palazzolo; Dan Gangai; Bonnie Thimble; Ellen Goethel  
 Subject: Agenda.doc

*Site walk 39 Ocean Drive  
 Sun Valley*

## Hampton Conservation Commission Agenda June 22, 2004

I ☒ Call to Order: 7:00 pm

II ☒ NH Wetland Bureau Applications

A. 39 Ocean Drive. Demolition and rebuild house within the 100 foot Wetlands Conservation District including sand dunes.

*Site - Phil - Dine Tower*

III Special Permits

*John Chagnon Inc.  
 Eng.  
 ATB's*

IV ☒ Appointments:

A. Mark West, Page Meadow Development.  
 B. Sue Foote, *Hampton Harbor Plan*

V Wetland Bureau & Planning Board Actions

VI Old Business

A. Discuss date for a posted public hearing for purchase of the Barbour Road property.

*PL Annals Rd bid to Speno \$1,100,000  
 \$400,000*

VII New Business

*May Be Televised  
 Pete make to  
 have the Public Hearing  
 19th next meet  
 7/27/04  
 Have Jan Add to  
 Attend*

VIII Review of January minutes

IX Treasure's Report

X Adjournment

*By motion  
 Dan Secret  
 all in for*

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING  
June 22, 2004

The meeting was called to order at 7:01 p.m. by Ellen Goethel, Chairperson. Present were Jay Diener, Daniel Gangai, Bonnie Thimble, Peter Tilton Jr. and Peter MacKinnon. Commissioner not present was Dr. Ralph Falk. Alternate Charlie Preston joined the meeting at 8:00 p.m. Alternates absent were Heather Day and Fred Palazzolo. Planning Board Member Representative Fran McMann was also present.

A site walk was held on Saturday, June 19, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking. On the agenda were as follows:

1. 39 Ocean Blvd  
Demolition and rebuild house within the 100 foot Wetlands Conservation District  
Including sand dunes.

The Minutes of April 27, 2004 were review. Minutes were accepted with no corrections.

NH WETLAND BUREAU APPLICATION

Paul & Diane Tower  
39 Ocean Blvd

This application is for a replacement structure on the site within the tidal buffer zone. The present structure is outdated. The proposal does not impact any wetlands, only the buffer zone. A modest deck with sand under it will be added on to the proposed structure. The impact is in the tidal buffer zone, on a sand dune. 1,473 sq. ft. of the tidal buffer zone will be impacted. The public's right to access the beach is not interrupted by this project. The project does not impact surface water flow. All run off will go directly into the ground. The run off created is from roof drainage and is clean water. After a brief discussion, Mr. Tilton motioned to not oppose the application with the understanding that the ocean side dune area is restored to natural vegetation and a raised walkway is in place for beach access to protect the dunes. Ms. Thimble seconded the motion. Discussion ensued. Mrs. Goethel was concerned with the long addition in the buffer – decreasing impervious surface and to take away the cement patio and use eco pavers. Mr. Tilton amended the motion that the deck to the ocean side be pulled back in line with the deck on the neighboring residence to the south west. Mr. MacKinnon seconded the motion. All in favor. Ms. Thimble motioned to remove the cement patio on the north east side of the house and replaced with eco-pavers or vegetation to decrease the sealed surface. The actual house footprint is no closer to the ocean than the neighboring houses and the deck is raised at least 4 feet. The Commission would like to be informed at the start and finish of the project. Mr. Gangai seconded the motion. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

Page 2

June 22, 2004

APPOINTMENTS

- A. Mark West  
Tom Nigrelli  
Mike Donahue, Atty.

This presentation is for the amended Drakeside Road Proposal. There will be two buildings that will impact 35,000 sq. ft. of wetland and a garage. The original sq. ft. was 70,000. After the presentation, Mr. Diener motioned to open the questions up to the public. This was seconded by Mr. Tilton. All were in favor.

Mr. John McKoskey of 3 Hampton Meadows asked about the variance of height. Mr. Nigrelli answered that 50 ft. was the highest.

Mr. Jack Birmingham had concerns with parking. Mr. Nigrelli commented that there is ample parking.

Mr. Richard Hureau had questions about the walkway.

Mr. Nathan Page stated the plan was much better.

Ms. Grace Murningham was concerned with the public parking spaces.

At this time, the discussion went back to the Board for a vote for the Zoning Board. Mr. Tilton Motioned to support the conceptual plan presented by Mr. Nigrelli for the two buildings and garage at the June 22, 2004 meeting and bearing in mind the additional points raised: (1) possible nature signs; (2) parking for public access; (3) reduction of impervious surface by use of echo pavers; (4) encourage the Zoning Board to look favorably upon the variance requested; and (5) the current proposal is the least invasive to the valuable habitat on and surrounding this property. Mr Diener seconded the motion. The vote was unanimous to send these comments to the Zoning Board.

- B. Sue Foote  
Hampton Harbor Plan

Ms. Foote is the Chairperson of the Seabrook Conservation Commission and is meeting with Conservation Commissions for input for Harbor bacteria. She is also meeting with DES Coastal Watershed for coordinating on a regular basis. Her outline is to compile data, review, summary prioritize and draft goals.

WETLAND BUREAU & PLANNING BOARD ACTIONS:

PLANNING BOARD ACTIONS:

OLD BUSINESS

A. Discuss a date for a posted public hearing for purchase of the Barbour Road Property. Mr. Tilton motioned to have the public hearing at the next regularly scheduled Conservation Commission meeting on Tuesday, July 27, 2004 and to ask the Town Attorney to attend. This was seconded by Ms. Thimble. All were in favor.

The next meeting will be held on Tuesday, July 27, 2004 at 7:00 p.m. meeting in the Town Office Selectmen's Room. The next site visit will be Saturday, July 24, 2004 at 9:00 a.m. meeting in the Town Parking Lot.

ADJOURNMENT

Mr. Diener motioned to adjourn at 9:30 p.m., seconded by Mr. Gangai. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

# **Hampton Conservation Commission Agenda**

## **July 27, 2004**

**Call to Order: 7:00 pm**

### **PUBLIC HEARING**

**To take comments from the public regarding the following items:**

- I**    ☒ **A.** The purchase of the property located at Tax Map:110 Lot: 3C, fronting on Barbour Road using the Conservation Land Fund.  
      ☒ **B.** The expenditure of up to \$4,000.00 from the Conservation Land fund as matching funds for a grant from the Estuaries Project to finish the Taylor River Prime Wetlands Assessment project.  
      **Close Public Hearing**
  
- II**    **NH Wetland Bureau Applications**  
      ☒ **A.** State DOT Route 101 and 95 interchange. Line Swamp.  
      ☒ **B.** Hampton River Boat Club: Resurface ramp and concrete slab
  
- III**    **Special Permits**  
      ☒ **A.** 535 Winnacunnet Rd. Enclose a deck within the Wetlands Conservation District.
- IV**    **Planning Board Referrals:**  
      ☒ **A.** 8 Hemlock St.  
      ☒ **B.** 431 Winnacunnet Road.  
      ☒ **C.** 10 Patricia Street
- V**    **Wetland Bureau Actions**
  - 1. Michel and Charlotte Lapierre, Permit #2000-01270 violation letter for restoration of sand dune.
  - 2. 40 Highland Ave. Kimberlie Flowers. Violation # 2003-15 approval of seed mix for wetland restoration
  
- VI**    **Planning Board Actions**
  - 1. Refer back to Cons. Comm:
    - 431 Winnacunnet Road
    - 10 Patricia St
    - 8 Hemlock St.



Sat. July 24, 2004

Hampton River Boat Club: Stabilize ramp

55 Harbor Road: 2 building Condo

143 Winnacunnet Road: Bean Ins. addition to back of bldg.

477 Winnacunnet Road: Violation? cutting for addition of 3 season porch in tidal wetland

431 Winnacunnet Road: Subdivision back to CC from Planning Board

435 Winnacunnet Road: Enclose existing deck

17 Birch Road: where is wetland buffer

15 Huckleberry Lane needs to know where wetland is

5 Viking St.

CONSERVATION COMMISSION PUBLIC HEARING  
July 27, 2004

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Commission members Daniel Gangai, Bonnie Thimble and Peter Tilton Jr. Alternate Charlie Preston was present sitting in for Jay Diener and Alternate Nathan Page was sitting in for Dr. Ralph Falk. Alternates Heather Day, and Fred Palazzolo were absent. Also attending was Ken Sakurai, Planning Board member representative.

A site walk was held on Saturday, July 24, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. Hampton River Boat Club: Stabilize Ramp
- B. 143 Winnacunnet Road  
Addition to back of building
- C. 477 Winnacunnet Road  
Cutting for addition of 3 season porch in tidal wetland
- D. 431 Winnacunnet Rd  
Subdivision back to Conservation Commission from Planning Board
- E. 435 Winnacunnet Road  
Enclose existing deck
- F. 17 Birch Road  
Wetland buffer
- G. 15 Huckleberry Lane  
Needs to know where wetland is
- H. 5 Viking Street

The Minutes of May 25, 2004 were reviewed. All were in agreement to accept the Minutes with corrections as noted.

PUBLIC HEARING

- A. The purchase of the property located at Tax Map 110, Lot 3C, fronting on Barbour road using the Conservation Land Fund.

Mr. Robert Casassa, Casassa & Ryan, addressed the Commission on behalf of the seller of the property, Ms. Shirley McCrae. Ms. McCrae is offering the Commission 23 acres for \$150,000 for conservation use. Ms. Mary Louise Woolsey addressed the Commission in strong support to purchase the land. As there were no other speakers, Mr. Page motioned to close the Public Hearing, seconded by Mr. Tilton. All were in favor. Mr. Page then motioned to purchase the property, seconded by Ms. Thimble. All were in favor. Mrs. Goethel will send a thank you note to Ms. McCrae.

PUBLIC HEARING (Cont.)

B. Taylor River Prime Wetland Assessment Project

The expenditure of up to \$4,000.00 from the Conservation Land Fund as matching funds for a grant from the Estuaries Project to finish the Taylor River Prime Wetlands Assessment project. As there were no comments from the public, Mr. Tilton motioned to close the Public Hearing, seconded by Ms. Thimble. All were in favor. Mr. Tilton motioned to spend the \$4,000.00, seconded by Mr. Page. All were in favor.

At this time the Public Hearing was closed.

NH WETLAND BUREAU APPLICATIONS

A. State DOT Route 101 and 95 interchange  
Line Swamp.

The proposed project will widen the toll plaza located on the ramp between 101 and Interstate 95. Portions of the adjacent ramps will be realigned and widened to provide better alignment with the widened toll plaza. Mr. Preston motioned to not oppose this application, seconded by Mr. Page. All were in favor.

B. Hampton River Boat Club

This application is for the resurfacing of the ramp and concrete slab. The existing ramp needs resurfacing to concrete slab. After a brief discussion, Mr. Gangai motioned to not oppose the application, seconded by Ms. Thimble. All were in favor.

TOWN OF HAMPTON APPLICATIONS FOR SPECIAL PERMITS

A. 535 Winnacunnet Rd

This Special Permit is to enclose a deck within the Wetlands Conservation District. After a brief overview, Mr. Page motioned to enclose the deck with the following stipulations: (1) proper erosion control per the state shore land protection regulations is employed; (2) there will be no increased impact on the ground; (3) notification at the start and finish of construction. This was seconded by Mr. Tilton. All were in favor.

PLANNING BOARD REFERRALS

- A. 8 Hemlock  
Ocean View Condo

The Planning Board sent the applicant back to the Commission to discuss the nature trail. Mark West gave a brief overview. There will be no trees cut along the trail and erosion control will be in effect. There will also be silt fencing along the trail. After the overview, Mr. Tilton motioned to not oppose the project, seconded by Mr. Page. All were in favor.

- B. 431 Winnacunnet Rd

Mr. Page stepped down from the discussion as this is his next door neighbor. This discussion centered around the subdivision. Granite markers were suggested. After the discussion, Ms. Thimble motioned to not oppose, seconded by Mr. Gangai. All were in favor.

- C. 10 Patricia Street

After Mr. Bibeau presented this project, the Conservation Commission did not approve of the changes to Mr. Bibeau's special permit application. The Commission would like to reaffirm their previous recommendation. The lot would hold a smaller building that would not impact the Wetlands Conservation District per the Ordinance. The Commission would also be in favor of an alternate design plan with lower density. Mr. Bibeau was asked to reposition the building and sealed surfaces to offer the least impact to the wetlands. He had not done so. The project does not meet the standards for permitted uses as per the Commissions' Zoning Board Ordinance 2.3.3B.7. After a discussion, it was clear that the applicant had not met the requirements asked by the Commission. The new proposal impacts the wetland even more. Mr. Gangai motioned that the Commission does not approve of the changes to Mr. Bibeau's special permit application and to reaffirm the recommendations made previously. Mr. Tilton seconded the motion. All were in favor.

WETLAND BUREAU ACTIONS

- A. Michael & Charlotte Lapierre  
Permit #2000-01270

Violation letter for restoration of sand dune.

- B. Kimberlie Flowers  
40 Highland Ave.  
Violation #2003-15

Approval of seed mix for wetland restoration.

## OLD BUSINESS

Appointment:

Mr. Jack Kopka  
Re: Barbour Road Violation

Mr. Kopka addressed the Commission on this violation. Mrs. Goethel read a letter that was written to Mr. Gillick of the Planning Board stating that the buffer was not to be disturbed and the deck should be off the ground 8 ft. and remain open. Also the footprint of the house be moved 2 ft forward toward the street, the driveway be permeable surface, no structures in the buffer (that means a retaining wall), proper erosion control be used before and during construction, and that the Commission be notified before and finish of the project. It was apparent that these suggestions were not followed. After the discussion, Ms. Thimble motioned to write a memo, seconded by Mr. Tilton. All the Commissioners were in agreement with the motion. It was suggested that Mr. Kopka come back with a restoration plan.

VIOLATIONS STATUS – All of the below are Court violations

- A. 3 Page Lane – Illegal fill – leveled the fill after the cease and desist order.
- B. 1019 Ocean Blvd – Cease & desist order
- C. 20 Juniper Lane – Wetlands violation.

Mrs. Goethel gave an update from Trust for Public Land on Hurd Farm.

## NEW BUSINESS

- A. Mrs. Goethel read a letter of complaint from a Schooner Landing resident regarding a pond that was filled in.
- B. Mrs. Goethel informed the Commission that Commission Peter MacKinnon resigned to Alternate. Mr; Preston will assume the role of Commissioner from Alternate.
- C. Second half Prime Wetlands assessment application.
- D. Write protocol for Wetlands Violations. Mrs. Goethel met with Mr. Barrington and also spoke to the Town Attorney.
- E.

## CORRESPONDENCE

Mrs. Goethel reviewed seminars, brochures and workshops and phone calls she had received.


TREASURER'S REPORT

The Treasurer's Report was not available for this meeting.

The next meeting will be held on Tuesday, August 24, 2004 meeting in the Town Office Meeting Room as 7:00 p.m. The next site walk will be Saturday, August 21, 2004 at 9:00 a.m. meeting in the Town Office Parking Lot.

Mr. Page motioned to adjourn at 10:00 p.m., seconded by Mr. Tilton. All were in favor.

Respectfully submitted,

  
Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## August 24, 2004

- I** Call to Order: 7:00 pm
- II** NH Wetland Bureau Applications
  - A.** Hampton DPW Hampton Beach Sewer Infrastructure project.
  - B.** 31 Harbor Road. Addition to existing building within the Jurisdictional Wetlands.
  - C.** 75 Lafayette Road. Renovation of building, change of use, additional impact within the jurisdictional Wetlands.
- III** Special Permits
  - A.** 55 Harbor Road. Condo Development within the Town Wetlands Conservation District.
  - B.** 31 Harbor Road. Addition to existing building within the Town Wetlands Conservation District.
  - C.** 373 Lafayette Road. Placement of fence within the Wetlands Conservation District.
  - D.** 94 Kings Highway. After the fact permit for building within the Town Wetlands Conservation District.
  - E.** 115 Landing Road. Hampton River Boat Club Resurface with concrete slab, launching ramp.
- IV** Appointments:
  - A.** Mark West, presenting findings from grant.
- V** Wetland Bureau Actions
- VI** Planning Board Actions
- VII** Old Business
- VIII** New Business
- IX** Review June Minutes
- X** Treasure's Report
- XI** Adjournment

CONSERVATION COMMISSION PUBLIC HEARING  
August 24, 2004

CORRECTED COPY

The meeting was called to order at 7:05 p.m. by Dr. Ralph Falk, Acting Chairperson. Present were Commission members Bonnie Thimble and Peter Tilton Jr. Commissioners absent were Alternate Jay Diener, Daniel Gangai and Ellen Goethel. Alternate Charlie Preston was present sitting in for Jay Diener and Alternate Nathan Page was sitting in for Ellen Goethel. Alternates Heather Day, Fred Palazzolo and Peter MacKinnon were absent. There was no Planning Board representative present.

A site walk was held on Saturday, August 21, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. 55 Harbor Road  
Condo development within the Town Wetlands Conservation District
- B. 31 Harbor Road  
Addition to existing building
- C. 75 Lafayette Rd  
Renovation of building
- D. 369 Lafayette Rd  
Placement of fence within the Town Wetlands Conservation District
- E. 94 Kings Highway  
After the fact permit
- F. 115 Landing Rd  
Hampton River Boat Club

The Minutes of June 22, 2004 and July 27, 2004 were reviewed. All were in agreement to accept the Minutes with corrections as noted.

NH WETLAND BUREAU APPLICATIONS

A. Hampton DPW Hampton Beach Sewer Infrastructure Project

Mr. Peter J Howe, PE and Sharon Raymond from Fay, Spofford and Thorndike and Jennifer West addressed the Commission. Mr. Howe gave an overview of the project. Replace sewer lines including 5 connections to the sewer main in the marsh, improve drainage systems and add one storm water outfall to the marsh and repair 2 others, add curbing and sidewalks in selected locations. All work within the utility right of way. Ms. Raymond then gave overview of the streets off Ashworth. An outfall at Hobson Ave will have a tide gate and a swirl separator. On Mooring Drive the end of the pipe will be replaced, a headwall will be constructed, a tide gate added, grades will be restored and Spartina plugs planted. On Auburn Ave a sewer replacement manhole location; a small area of salt marsh will be temporarily disturbed as the new pipe is tied in to the existing main at the manhole. Wetland will be restored. Perkins Ave. will have minimal disturbance as the manhole is at the edge of the salt marsh. Grades will be restored and the rocks will be replaced to protect the manhole structure. On Johnson Ave. the new pipe will tie into the manhole. Marsh will be restored, and gravel will be removed from the path and replaced with loam to allow restoration of salt marsh vegetation. Rocks will be replaced to prevent vehicle access.



NH WETLAND BUREAU APPLICATIONS (cont)

A. Hampton DPW Hampton Beach Sewer Infrastructure Project (Cont)

On Riverview Terrace the new pipe will tie into the manhole requiring a small amount of restoration to an impacted salt marsh area. On Bragg Ave. the new pipe will tie into the manhole just beyond the boulders. On Tuttle Ave. a new and slightly larger outfall pipe will be installed and a headwall will be constructed. The existing Fellows Ave. storm water outfall will be discontinued. Flow will be redirected north through a pipe constructed in uplands to the Tuttle Ave. storm water outfall. Ms. West then gave a brief overview of minimizing impact of vegetation. After all the presentations, Mr. Tilton motioned to not oppose the application, seconded by Mr. Preston. All were in favor.

B. 31 Harbor Road

Due to no presentation of the plan, Mr. Tilton motioned to oppose the plan, seconded by Ms. Thimble. All were in favor. This application will have to come back to the Commission as a new plan. The vote for the Special Permit was motioned by Mr. Tilton to oppose, seconded by Ms. Thimble. All were in favor.

C. 75 Lafayette Rd

The application is to refurbish the building behind the furniture retailer, converting it to office and light manufacturing which is incidental to the proposed engineering business. After a brief overview, Mr. Tilton motioned not to oppose the application, seconded by Mr. Page. All were in favor.

TOWN OF HAMPTON APPLICATIONS FOR SPECIAL PERMITS

A. 55 Harbor Road

Please see above.

B. 31 Harbor Road

Please see above

C. 369 Lafayette Rd.  
Caddy Shack LLC

Mr. Scott Mitchell gave a brief overview of this Special Permit. This Special Permit is to erect a stockade fence approximately 80' in length along a portion of the southerly property line, running easterly end of the adjoining property of Caddy Shack Inc.. Mr. Page motioned to not oppose, seconded by Mr. Tilton. All were in favor.

D. 94 Kings Highway

This is an after the fact permit for building within the Town Wetlands Conservation District. Attorney Craig Salomon and Mr. LaPierre addressed the Commission. Through no fault of the applicant, Mr. Tilton motioned to grant the Special Permit, seconded by Mr. Page. All were in favor.

TOWN OF HAMPTON APPLICATIONS FOR SPECIAL PERMITS (cont)

E. 115 Landing Road

This Special Permit is for Hampton River Boat Club resurface with concrete slab, launching ramp. Mr. Page motioned to grant the Special Permit, seconded by Ms. Thimble. Mr. Tilton abstained. All were in favor.

APPOINTMENTS:

Mark West, West Environmental and Dave Kellam, Estuaries Project, gave a brief summary on the Freshwater Wetland Mitigation Inventory for 19 Coastal Communities. These were the findings from the Grant. The end result is to empower communities to protect and restore freshwater resources.

Mr. Zachary Gregg, 63 Barbour Rd., asked to approach the Commission with a concern. Mr. Gregg has a plan to remove the dirt from behind his building and wanted to discuss this with the Commission. It was suggested to make an appointment for the next Conservation Commission Public Hearing.

PLANNING BOARD REFERRALS

None

WETLAND BUREAU ACTIONS

None

OLD BUSINESS

NEW BUSINESS

None

TREASURER'S REPORT

The Treasurer's Report was not available for this meeting.

The next meeting will be held on Tuesday, September 28, 2004 meeting in the Town Office Meeting Room as 7:00 p.m. The next site walk will be Saturday, September 25, 2004 at 9:00 a.m. meeting in the Town Office Parking Lot.

Mr. Page motioned to adjourn at 9:15 p.m., seconded by Ms. Thimble. All were in favor.

Respectfully submitted,

  
Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## September 28, 2004

- I Call to Order: 7:00 pm**
- II NH Wetland Bureau Applications**
  - ✓ **A. 31 Harbor Road. Jane Gallagher. Addition to house within the jurisdictional tidal wetland.**
  - ✓ **B. 10 Patricia Street. Don Bibeau. Construction of a Duplex within the jurisdictional tidal wetland.**
- III Special Permits**
  - ✓ **A. 31 Harbor Road. Jane Gallagher. Addition to house within the wetlands conservation district.**
  - ✓ **B. 10 Patricia Street. Don Bibeau. Construction of a Duplex within the wetlands conservation district.**
  - ✓ **C. 36 Kings Highway. Cheryl Williams. Demolition of a cottage and new construction of a home within the wetlands conservation district.**
  - ✓ **D. 377 Ocean Boulevard. Fatima Realty Trust, Janet Reynolds, Trustee. Construction of 52 unit condo's within the wetlands conservation district.**
- IV Planning Board Referrals**
  - A. 428 Lafayette Road. Forest Homes of Massachusetts. construction of a mixed use development.**
- V Wetland Bureau Actions**
  - A. 2003-00443 HAMPTON Hampton Harbor GOLDEN CORRIDOR, Harbor Road. LLC, MARK MAYNARD TTEE Approved. 07/23/2004**
  - B. 2004-01355 HAMPTON Unnamed Wetland NH DEPT OF TRANSPORTATION Route 101. Approved. 08/20/2004**
  - C. 2004-01436 HAMPTON Hampton Salt Marsh BRIDLE, ROBERT. Ocean Blvd. Approved. 08/27/2004**
  - D. 2004-01631 HAMPTON Taylor River HAMPTON RIVER BOAT CLUB INC. Landing Road. Approved. 09/17/2004**
- VI Planning Board Actions**
  - A. Ocean Vista, LLC 8 Hemlock St. Approved with CC stipulations and voluntary removal of unit #5.**
  - B. 535 Winnacunnet Road. James & Mary Ellen Dwyer. Enclose existing deck which was at ground level. Approved with CC stipulations.**

Per Nick Simon, in for Beth  
Bob Bibeau

- VII Appointments:  
A. Page Meadow Development. Mark West.  
B. 63 Barbour Road.

VIII New Business

A. Letters

IX Old Business:

A. Report on violations.

B. Prime Wetlands Grant Meeting at 6th Harpden/15 Town Hall

- X Review August Minutes

7:00 pm

- XI Treasure's Report

- XII Adjournment 10:00

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CONSERVATION COMMISSION PUBLIC HEARING  
September 28, 2004

The meeting was called to order at 7:04 p.m. by Ellen Goethel, Chairperson. Present were Jay Diener, Dr. Ralph Falk, Daniel Gangai, and Bonnie Thimble. Absent were Peter Tilton, Jr. Alternate Pete MacKinnon was present sitting in for Peter Tilton. Alternates Charlie Preston and Nathan Page were also present. Alternates Fred Palazzolo and Heather Day were absent. Bob Bilodeau was representing the Planning Board.

A site walk was held on Saturday, September 25, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. 36 Kings Highway  
Demolition of a cottage and new construction of a home within the wetlands conservation district
- B. 377 Ocean Blvd  
Construction of 52 condo's within the wetlands conservation district

The Commissioners also looked at the following sites:

- A. Page Meadows (Drakeside Road)
- B. 428 Lafayette Rd
- C. 10 Patricia St
- D. 31 Habor Rd

The Minutes of August 24, 2004 will be reviewed at the October 26, 2004 Meeting.

NH WETLAND BUREAU APPLICATIONS

- A. 31.Habor Rd  
Jane Gallagher

This application is for an addition to the house within the jurisdictional tidal wetland. Sean Marshall, Dynamic Solutions, Inc. addressed the Commission and presented the plan. This is for the construction of a 15'6" x 48' two story dwelling unit and 20' x 23' two-bay garage. Both proposed structures will be attached to the existing building. After the presentation and discussion it was the consensus of the Commission to take a straw vote on the Special Permit. As the applicant decided to withdraw and come back next month. For the Town Permit, Mr. Diener motioned instead of voting to write a letter to the Planning Board and table the vote until a revised plan is presented. Ms. Thimble seconded the motion. All were in favor.

- B. 10 Patricia Street  
Don Bibeau

This application is for the construction of a duplex within the jurisdictional tidal wetland. This is a revised plan. Dr. Falk motioned not to oppose the footprint of 24' x 15' for the State Permit. Mr. MacKinnon seconded the motion. Four were in favor, one opposed and one abstained. Dr. Falk motioned to not oppose the Town Permit with the stipulations that the Commission be notified at beginning and end of project and the Shore Land Protection Act be followed. Mr. Diener seconded the motion. All were in favor.

#### SPECIAL PERMITS

- A. 36 Kings Highway  
Cheryl Williams

This Special Permit is for the demolition of a cottage and new construction of a home within the wetlands conservation district. After a brief discussion, Dr. Falk motioned to not oppose the Special Permit so long as a variance be obtained to allow the same distance from the street and that the normal stipulations, be notified at beginning and end of project, Shore Land Protection Act be followed. Mr. Diener seconded the motion. All were in favor.

- B. 377 Ocean Blvd  
Fatima Realty Trust  
Janet Reynolds, Trustee

This Special Permit is for the construction of 52 unit condo's within the wetlands conservation district. After the review, Mr. Gangai motioned to send a memo to the Planning Board explaining why there was not an action vote and recommend the plan as presented. Over all the plan meets the Conservation approval. Dr. Falk seconded the motion. All were in favor.

#### PLANNING BOARD REFERRALS

- A. 428 Lafayette Rd  
Forest Homes of Massachusetts

Construction of a mixed use development.

#### WETLAND BUREAU ACTIONS

- A. 2003-00443 Hampton Harbor Golden Corridor – Mark Maynard  
Harbor Road  
Approved. 7/23/04
- B. 2004-0135 Unnamed wetland  
NH Dept of Transportation  
Rt 101  
Approved. 8/20/04
- C. 2004-01436 Hampton Salt Marsh  
Robert Bridle  
Ocean Blvd  
Approved 9/17/04
- D. 2004-01631 Taylor River  
Hampton River Boat Club Inc  
Approved 9/17/04

PLANNING BOARD ACTIONS

- A. Ocean Vista LLC  
8 Hemlock St

Approved with Conservation Commission stipulations and voluntary removal of Unit #5.

- B. 535 Winnacunnet Rd  
James & Mary Ellen Dwyer

Enclose existing deck which was at ground level. Approved with Conservation Commission stipulations.

At this time Ms. Thimble left the meeting.

APPOINTMENTS

- A. Page Meadow Development

Mark West, Atty. Mike Donahue and Tom Negrelli presented the latest proposal for the condominium project at Page Meadows. Since they had not submitted the final plans to the State of NH DES, the Commission did not make a final decision. The Commission did agree that this is the least destructive plan to the entire wetland complex and will inform the Planning Board. The Commission was in agreement to treatment swale as opposed to the detention pond.

NEW BUSINESS

None

OLD BUSINESS

- A. Prime Wetlands Grant Meeting

There will be a Prime Wetlands Grant Meeting on Wednesday, October 6, 2004 at 7:00 p.m. to be held at the Hampton Falls Town Hall.

TREASURER'S REPORT

The Treasurer's Report was not available for this meeting.

CONSERVATION COMMISSION PUBLIC HEARING  
September 28, 2004  
Page 4

The next meeting will be held on Tuesday, October 26, 2004 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, October 23, 2004 at 9:00 a.m. meeting at the Town Office Parking Lot.

Dr. Falk motioned to adjourn at 10:00 p.m., seconded by Mr. MacKinnon. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary



**Sue Launi**

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**From:** E. Goethel [egoethel@comcast.net]  
**Sent:** Tuesday, October 26, 2004 2:12 PM  
**To:** Ellen Goethel; Bonnie Thimble; Dan Gangai; Fred Palazzolo; Jay Diener; Pete Tilton, Jr.; Ralph Falk; Sue Launi; E Goethel  
**Subject:** Revised agenda

## Hampton Conservation Commission Agenda October 26, 2004

- ✓ **I Call to Order: 7:00 pm**
- ✓ **II NH Wetland Bureau Applications**
  - ✓ **A. 55 Harbor Rd. Hampton River Marina. Condo development within Jurisdictional Wetlands.**
  - ✓ **B. Ocean Blvd and Eisenhower St. Northern Utilities. Gas line work in jurisdictional Wetlands**
  - ✓ **C. Page Meadow. 180 Drakeside Road. Drakes Appleton. 48 Condo units(two buildings) and associated parking within the jurisdictional Wetlands.**
- III Special Permits**
  - ✓ **A. Ocean Blvd and Eisenhower St. Northern Utilities. Install gas lines within the sand dunes within the Town Wetlands Conservation District.**
  - ✓ **B. 477 Winnacunnet Rd, Marc & Elizabeth Keroack. Addition of a deck within the Town Wetlands Conservation district.**
  - ✓ **C. Page Meadow. 180 Drakeside Road. Drakes Appleton. 48 condo units (two buildings) and associated parking within the Town Wetlands Conservation District.**
  - ✓ **D. 55 Harbor Rd. Hampton River Marina. Condo development within the Town Wetlands Conservation District.**
  - ✓ **E. 377 Ocean Boulevard. Fatima Realty Trust. Demolition of existing buildings and construction of a 2 level condo building with associated parking within the wetlands conservation district.**
- ✓ **IV Planning Board Referrals: 3A**
  - ✓ **A. Mary Batchelder/Purington Lane.**
- V Wetland Bureau Actions**
  - 1. DES file #2002-2463 Completion of Dock Removal at end of Bragg Ave 10-12-04**
  - 2. DES file#2002-96 4 Post Rd. Complete restoration.**
  - 3. DES file#2003-00443 Golden Corridor off Duston Ave. Approved with stipulations. 7-23-04**
  - 4. DES file#2004-01355 DOT Rte 101 and 95 widen Hampton Toll Plaza. approved 8-20-04**
- VI Planning Board Actions**
  - 1. 7 & 9 Gill St Demo and rebuild. With CC stipulations. approved 9-7-04**
  - 2. Hampton River Boat Club 115 Landing Rd. With cc stipulations. approved 9-7-04**

**VII Old Business**

- ✓ 1. Correspondence (see packet) Jane Gallagher, Gayle Sweeney.
2. Budget

*Letter concerning  
wildlife habitat and  
TMR*

**VIII New Business**

- ✓ 1. Annual Meeting NH Conservation Commissions on Sat. Nov. 6.
2. Acquired fax/copy machine in office.

**IX Review September Minutes****X Treasure's Report****XI Adjournment -**

*Put motion to adjourn  
has been seconded*

*9:30*

CONSERVATION COMMISSION PUBLIC HEARING  
October 26, 2004

The meeting was called to order at 7:05 by Ellen Goethel, Chairperson. Present were Jay Diener, Dr. Ralph Falk, Daniel Gangai, Charlie Preston, Bonnie Thimble and Peter Tilton Jr. Alternate attending was Nathan Page. Planning Board Representative attending the meeting was Keith Lessard.

The Minutes of August, 24, 2004, September 28, 2004 and October 26, 2004 will be reviewed at the November 23, 2004 meeting.

A site walk was held on Saturday October 23, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. 477 Winnacunnet Rd.  
Add deck and remove a shed
- B. Ocean Blvd and Eisenhower St  
Gas lines in sand dunes
- C. 55 Harbor Rd  
Condo Development

Demo Permits:

- A. Emerald Ave
- B. 132 North Shore Rd

NH WETLAND BUREAU APPLICATIONS

- A. 55 Harbor Road  
Hampton River Marina

This application is for a condo development within the jurisdictional wetlands. Joe Coronati from Jones and Beech Engineering gave the overview. The proposed project is for the construction of a 28 unit and a 16 unit condo complex at the existing Hampton River Marina. (total 44 units) The project is to be constructed within the already developed /disturbed 100' tidal buffer to the Atlantic Ocean with an impact of 78,000 sq. ft. to the buffer. This proposal is the least impacting alternative by limiting the construction to the upland tidal buffer that lies in an area that has already been developed and currently has several small structures and is either paved or covered in gravel. To install a system of catch basins to collect the storm water run off from the parking area. There are currently no storm water measures in place. After the discussion Mr. Tilton motioned to not oppose the application for 55 Harbor Rd with several stipulations: (1) review planting schemes for approval; (2) dumpster locations; (3) old travel lift be inactive; (4) oils collection site inside the maintenance building; (5) no fertilizers per Shore Land Protection Act; (6) there will not be any work done on the rip rap around the project; and (7) the Commission be notified in writing at beginning and end of project. Mr. Gangai seconded the motion. All were in favor. Mr. Tilton then motioned to not oppose the Town Permit with the same stipulations. Mr. Diener seconded. All were in favor.

NH WETLAND BUREAU APPLICATIONS (cont)

B. Ocean Blvd and Eisenhower St.  
Northern Utilities

This application is for gas line work in jurisdictional wetlands. Mr. Bob Prokop, NH Certified Wetlands Scientist, addressed the Commission along with Northern Utilities Representatives. Northern Utilities is replacing an existing gas line which is in need of upgrading. The new line is being installed along the Eastern shoulder of the road off Rt. 1A and Eisenhower Street extending from Seabrook-Hampton Bridge South to Methuen St. Temporary impact of sand dunes at 2 locations to excavate jacking pits to install a new natural gas line under Ocean Blvd. Impacted sand dunes will be restored once installation is completed. Approximately 5,000 lin. ft. of new gas is being installed in the road in order to avoid sand dunes impacts. The new line must cross Ocean Blvd. to connect to an existing stub already located in the dunes. After the presentation, Mr. Gangai motioned to not oppose the DES Permit and be informed of the start and finish of the project in writing, a \$3000 Restoration Bond to be held in escrow until December 1, 2007 as an assurance that the plantings in the dunes have 2 successful growing seasons. Dr. Falk seconded the motion. For the Town Permit, Mr. Gangai motioned to recommend to the Planning Board to not oppose with the same stipulations. Dr. Falk seconded the motion. All were in favor.

C. Page Meadow  
180 Drakeside Road (Drakes Appleton)

This is an amendment to the NH Wetlands Bureau application for 48 condo units (two buildings) and associated parking within the jurisdictional wetlands. Goals of the revised site plan are as follows: (1) minimizing impact to the highest value wetlands on site i.e. Hampton marsh; (2) concentrating development close to Drakeside Rd.; (3) minimizing overall site disturbance; and (4) protection of the highest value wild life habitat on site. Wetlands impacts 34,700 sq. ft and mitigation 22.25 acres of conservation easement with 7.31 acres of uplands and 14.94 acres of wetland. The proposed easement includes the highest functioning wetlands and their associated buffers and the highest value wild life habitat. Public access will be included in the form of a small gravel parking lot along Drakeside Rd. Fields will be maintained through protection covenants by the Homeowners Assoc.

At this time the public was invited to give comments. Mr. John McClosky of 3 Hampton Meadows was concerned about the motion of re-hearing for the Zoning Board and the safety, traffic and density. Mr. Crean Syros was concerned with the underground springs of fresh water and not to shut that down. Also the density was a concern and he was in favor of the Nature Trail. Ms. Anne Syros also had concerns with the underground water. At this time the Public comments were ended as there were no other speakers.

Mr. Tilton motioned to not oppose the application for 180 Rear Drakeside Road as the current plan addresses the major concerns of the project and believes it addresses the needs of the Town and the needs of the applicant and the environmental concerns of the Conservation Commission guidelines. Ms. Thimble seconded the motion. With Mr. Diener abstaining, the rest were in favor. Mr. Tilton then motioned to recommend the granting of the Special Permit to the Planning Board with the same motion as before and with the stipulation of being notified at start and end of project in writing. Ms. Thimble seconded the motion. With Mr. Diener abstaining, all were in favor.

#### SPECIAL PERMITS

- D. 477 Winnacunnet Rd  
Marc & Elizabeth Keroack

This Special Permit is for an addition of a deck within the Town Wetlands Conservation District. This is to amend the request to the Planning Board. After a brief discussion, Mr. Gangai motioned to not oppose the Special Permit for the deck with stairway (east side toward the road) the underneath remain grass, the deck is built off of the 2<sup>nd</sup> floor as per the site plan, being notified of start and finish of project in writing and the Shore land Protection is followed with no use of pesticides or fertilizer. Mr. Preston seconded the motion. All were in favor.

- E. 377 Ocean Blvd  
Fatima Realty Trust

This Special Permit is for the demolition of existing buildings and construction of a 2 level condo building with associated parking within the wetlands conservation district. There were no changes in the Plan. Mr. Diener motioned to recommend the Special Permit with the usual stipulations of being notified at start and finish of project in writing, and Shore Land Protection. Mr. Gangai seconded the motion. All were in favor.

#### PLANNING BOARD REFERRALS

- A. Mary Batchelder/Purington Lane

Dr. Falk motioned to send back to Planning Board as this is not an issue for the Commission. Mr. Diener seconded. All were in favor.

#### WETLAND BUREAU ACTIONS

1. DES File #2002-2463 – Completion of dock removal at end of Bragg Ave 10/12/04
2. DES File #2002-96 – 4 Post Rd. Complete restoration
3. DES File #2003-00 – 443 Golden Corridor off Duston Ave. Approved with stipulations 7/23/04
4. DES File #2004-01 - 355 DOT Rte 101 and 95 – widen Hampton Toll Plaza, Approved 8/20/04

#### PLANNING BOARD ACTIONS

1. 7 & 9 Gill St – Demo and rebuild. With Conservation Commission stipulations. Approved 9/7/04.
2. Hampton River Boat Club – 115 Landing Rd., with Conservation Commission stipulations. Approved 9/7/04

#### OLD BUSINESS

1. Mrs. Goethel reviewed letters received from Jane Gallagher and Gayle Sweeney regarding concerns about Wild Life Habitat around Town.

NEW BUSINESS

The Annual Meeting of the New Hampshire Conservation Commission is Saturday, November 6, 2004 and all Commissioners are urged to attend.

The Commission has acquired a fax/copy machine in the Conservation Commission office.

The next meeting will be held on Tuesday, November 23, 2004 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, November 20, 2004 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Tilton motioned to adjourn at 9:30 p.m. Dr. Falk seconded the motion. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## November 23, 2004

- I Call to Order: 7:00 pm
- II ✓ NH Wetland Bureau Applications
  - ✓ A. Winnacunnet Cooperative High School. Parking lot within the Jurisdictional Wetland.
  - ✓ B. 10 Patricia Street. Kevin Blayne. Single family house construction within the Jurisdictional Wetland.
- III ✓ Special Permits
  - ✓ A. 10 Patricia St. Kevin Blayne. Construction of single family house within the wetlands conservation district.
  - ✓ B. 0 Post Rd. Brian Hayes. Construction of a two unit condo within the wetlands Conservation District.
- IV ✓ Planning Board Referrals:
  - ✓ A. 18-22 K Street. Construction of 4 story condos.
- V Wetland Bureau Actions
  - A. Town of Hampton Beach Sewer project. Approved
- VI Planning Board Actions
  - A. Kings Highway. Cheryl Williams. Recd. Zoning variance that the CC asked for to keep her non-conforming setback from the road to protect the wetland to the rear of her property.
- VII Old Business
  - ✓ A. Prime Wetlands Grant - *meeting Nov 15 5:30 - 6:30 Tom's office*
  - ✓ B. \$12,000 Marsh Restoration fund  
*Bonnie Motamed to Allow the State to negotiate with the NCCO if they require to come up with a plan for the \$12,000. (Priority List) Peter seconded. All in favor.*
- VIII New Business
  - A. Attorney Gen. new ruling on Shoreland Protection Act
  - B. Latest state legislation pertaining to wetlands definition
- IX Treasure's Report
- X Adjourn

Nov. 20, 2004



**Hampton Conservation Commission**  
**100 Winnacunnet Road**  
**Hampton, NH 03842**  
**(603) 929-5808**

Hello all,

I just wanted to send you all a note about an issue that I believe may affect your towns adversely. DES is putting together an addendum to the mitigation rules that passed recently. They are finishing the wording now. It pertains to any wetlands disturbance of less than 10,000 sq ft. If the applicant cannot find a mitigation project on their land then they will be able to put a set amount into a mitigation fund which will then be utilized to do restoration projects within the watershed. This is where it gets sticky. The coastal watershed, which is all of you, has been lumped in with the Salmon Falls Watershed and Portsmouth. That means that those of us on the coast who will be detrimentally affected by the wetlands disturbance must compete with the cities of Portsmouth, Dover and Rochester, etc. for the funds. I believe that this will put us all at a severe disadvantage and have stated that in my letter to DES which is attached. If you have any questions please call me at 929-5808.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ellen Goethel".

Ellen Goethel  
Chairman  
Hampton Conservation Commission





**Hampton Conservation Commission  
100 Winnacunnet Road  
Hampton, NH 03842  
(603) 929-5808**

Ms. Lori Sommer  
Department of Environmental Services  
PO Box 95  
Concord, NH 03302-0095

Dear Ms. Sommer,

I attended your seminar at the annual meeting of NH Conservation Commissions. I would like to thank you for forwarding the copy of your presentation. At the time I had several questions about the monetary contributions in lieu of on site mitigation for less than 10,000 sq feet of disturbance. You will probably remember that I asked which watershed Hampton was in and your response was, "Salmon Falls". I have since discovered that the coastal watershed (which is Hampton) was lumped in with Salmon Falls (Rochester, Dover).

I am writing to offer up my concerns in writing and to offer a solution. First, this plan puts the Town's of Hampton, Hampton Falls, Seabrook, North Hampton and Rye in a very precarious position. In Hampton we are at a very high build out percentage. Therefore most projects that come up have some wetland impact usually to the salt marsh. As I see it, the seacoast Communities would become donor towns, we would be allowing degradation to our salt marshes and putting funds into the watershed account. We would then compete with the cities of Dover, Rochester and Portsmouth, etc., to get funding back to protect or restore our marshes. I find this highly unfair.

I have considered the problem for a week and believe that if you allowed the funds to remain in an account for a year or two and allow the town that paid into it first dibs on the money, we could support this. If in that time frame the town could not come up with a mitigation project within their town, the funds would be made available to the rest of the watershed.

If the proposed legislation does not take our concerns into account I will be forced to ask our legislators to vote against it.

Sincerely,

Ellen Goethel  
Chairman  
Conservation Commission

cc N. Hampton CC  
Seabrook CC  
Hampton Falls CC  
Rye CC  
Collis Adams

CONSERVATION COMMISSION PUBLIC HEARING  
November 23, 2004

The meeting was called to order at 7:05 p.m. by Ellen Goethel, Chairperson. Present were Commission members Jay Diener, Daniel Gangai, Charlie Preston, Bonnie Thimble and Peter Tilton Jr. Commissioner absent was Dr. Ralph Falk. Alternate Nathan Page was sitting in for Dr. Falk. Alternates Heather Day, Fred Palazzolo and Peter MacKinnon were absent. Mr. Tracey Emerick was representing the Planning Board.

A site walk was held on Saturday, November 20, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. Winnacunnet Cooperative High School  
Parking Lot within the Jurisdictional Wetland
- B. 10 Patricia St  
Single family house construction within the Jurisdictional Wetland
- C. 0 Post Rd  
Construction of a two unit condo within the wetlands conservation district.

The Minutes of August 24, 2004, September 28, 2004 and October 26, 2004 were reviewed. All were in agreement to accept the Minutes with corrections as noted.

NH WETLAND BUREAU APPLICATIONS

- A. Winnacunnet Cooperative High School  
Parking lot within the Jurisdictional Wetland.

John Heavisides, RE, Sr Project Manager from Meridian Land Services Inc and Leonard Lord PHD, Wetland Scientist, from Carex EcoSciences LLC addressed the Commission. This application is for the construction of a new 58 space parking lot adjacent to the new tennis courts which are being relocated to allow for the construction of a new gym building. The gym is part of a major renovation of the existing high school building. Install an erosion control rip rap apron at the outlet of the existing closed drainage system which is being upgraded as part of this project. The parking has been relocated in an area that will only impact 4 small isolated forested wetlands. The impact for the upgrade of the drainage system involves minor grading for the installation of a rip rap apron from the culvert outlet to the edge of an irrigation pond within a large wetland, with 20 sq. ft. of wetland disturbance and 500 sq. ft. of disturbance within the upland portion of the tidal buffer zone.

After a discussion, Mr. Tilton motioned to not oppose the granting of a wetlands permit for work within the State Jurisdictional wetlands with the following stipulations:

1. The applicant delays any work on the proposed parking lot and tennis court until the project is reviewed by inspectors from DES to determine the extent of infringement on the wetlands and the applicant rectifies this to the satisfaction of DES.
2. The applicant removes debris along the banks of the stream within the wetland along the perimeter of the tennis court. This should be done with hand rakes carefully removing the debris without impacting the fragile banks of the stream and the adjacent wetlands. The applicant has offered to do this as quickly as possible to protect the fragile plant life along the banks of the stream.
3. Hay bales are placed on the outside of the silt fencing to protect the stream and adjacent wetland.

NH WETLAND BUREAU APPLICATIONS (cont)

A. Winnacunnet Cooperative High School ( cont.)

4. The parking lot is a permeable surface such as Grass Pave II or similar. The Commission realizes that this will add an expense to the project but the Commission is extremely concerned about the drainage in this area and runoff into the adjacent wetland including the fragile salt marsh.
5. Irrigation and fertilizer used in the fields are to be in accordance with the Shore Land Protection Act.
6. The Commission would like the DES to look carefully at the engineering of the retention pond. There is a serious breach in the pond which flows with fresh water drainage directly into the marsh. This according to the wetlands delineation is just 20 ft. from the highest observable tide and the Commission believes that it is the cause of a large stand of fragmites growing adjacent to the pond. The flow should be curtailed to protect the salt marsh environment. The Commission would like the DES to determine if there is a better way to handle the discharge to protect the tidal area.

Mr. Gangai seconded the motion. All were in favor.

B. 10 Patricia Street

Kevin Blayne and Amanda Barker, NH Soils Consultants Inc. addressed the Commission. This application is to construct a single family house and associated driveway access. There will be 1,444 sq. ft. of permeable impact for the proposed building and driveway and 1,266 sq. ft. of temporary impact for heavy equipment access during construction.

The proposed house has been located as far away from the edge of the salt marsh as the dimensions of the lot allows in order to minimize impacts to the tidal buffer zone. The proposed impacts are necessary in order to develop the building uplands on this property.

After a brief discussion, Mr. Page motioned to not oppose the State application with the following stipulations: silt fencing and hay bales be used, no deck or structure outside, plantings be used, Conservation markers be put in along the boundary and written notification at beginning and end of project. Mr Diener seconded the motion. All were in favor.

Mr. Page then motioned to not oppose the Town Special Permit with the same stipulations. Mr. Gangai seconded. All were in favor.

SPECIAL PERMITS

A. 10 Patricia Street  
Kevin Blayne

Please see above.

#### SPECIAL PERMITS (Cont)

##### B. Post Rd

Mr. Brian Hayes addressed the Commission. This is to construct a two unit residential condo on 5 acres which shall be located within the wetland conservation district. After a brief discussion, Mr. Tilton motioned to oppose the Special Permit as presented but would be more receptive to a smaller building (single family dwelling which has less impact on the buffer). A paved driveway within the buffer is inappropriate. Mr. Tilton would not be opposed to another 8ft. Mr. Page seconded the motion. All were in favor.

##### C. Hampton Marina

Mrs. Goethel had an amended letter to share with the Commission. Mr. Diener motioned the applicant needs to return to the Commission based on the applicant's letter to address the new issue of rip rap location and structure and further clarification of snow storage location directly adjacent to the salt marsh on the northeast side of the project. Also, Clarification of the new Shore Land Protection Act. Mr. Tilton seconded the motion. All were in favor.

#### PLANNING BOARD REFERRALS

##### A. 18-22 K Street Construction of 4 story condos.

Since there is no jurisdiction for the Conservation Commission, Mrs. Goethel will write a letter to the Planning Board.

#### WETLAND BUREAU ACTIONS

##### A. Town of Hampton Beach Sewer Project.

Approved.

#### PLANNING BOARD ACTIONS

##### A. Kings Highway. Cheryl Williams.

Received zoning variance that the Conservation Commission asked for to keep her non-conforming setback from the road to protect the wetland to the rear of her property.

#### OLD BUSINESS

##### A. Prime Wetlands Grant

There is a meeting on December 1, 2004 at 5:30 to 6:30 at the Town Office.

CONSERVATION COMMISSION PUBLIC HEARING

November 23, 2004

Page 4

OLD BUSINESS (Cont)

B. \$12,000 Marsh Restoration Fund

Ms. Thimble motioned to allow the Chair, Mrs. Goethel, to negotiate with the RCCD i.e. Tracey Degnan to come up with a plan for the \$12,000 (Priority List). Mr. Tilton seconded. All were in favor.

NEW BUSINESS

A. Attorney Gen. new ruling on Shore Land Protection Act

Mrs. Goethel reviewed the ruling.

B. Latest State Legislation pertaining to wetlands definition.

TREASURER'S REPORT

The Treasurer's Report was not available for this meeting.

Mrs. Goethel will inform the Commission of the December meeting if it is scheduled.

Mr. Page motioned to adjourn at 9:40 p.m., seconded by Mr. Diener. All were in favor.

Respectfully submitted,



Sue Launi

Secretary

**Sue Launi**

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**From:** Ellen Goethel [egoethel@comcast.net]  
**Sent:** Monday, December 27, 2004 9:04 AM  
**To:** Jay Diener; Ralph Falk; Dan Gangai; Ellen Conservation; Ellen Goethel; Bonnie Thimble; Peter Tilton; Sue Launi  
**Subject:** Agenda.doc

**Hampton Conservation Commission Agenda  
December 27, 2004**

- I Call to Order: 7:00 pm**
- II NH Wetland Bureau Applications**
  - A.**
- III Special Permits**
  - A.**
- IV Planning Board Referrals**
  - A. Hampton River Marina. Referred back to the Conservation Commission due to changes in plan.**
- V Wetland Bureau Actions**
  - 1. 31 Harbor Road. Jane Gallagher. Approved with changes to address the CC concerns. Pulled out of the first 50 feet.**
  - 2. Page Meadow. Drakeside Rd. Approved with CC stipulations.**
- VI Planning Board Actions**
- VII Old Business**
- VIII New Business**
- IX Review June Minutes**
- X Treasure's Report**
- XI Adjournment**

**No site walk this month.**

CORRECT

CONSERVATION COMMISSION PUBLIC HEARING

December 27, 2004

The meeting was called to order at 7:05 p.m. by Ellen Goethel, Chairperson. Present were Commission members Dr. Ralph Falk, Daniel Gangai, Charlie Preston, Bonnie Thimble and Peter Tilton Jr. Commissioner Jay Diener was absent. Alternates Heather Day, Nathan Page, Fred Palazzolo and Peter MacKinnon were absent.

A site walk was not held.

The Minutes of November 23, 2004 were reviewed. All were in agreement to accept the Minutes with corrections as noted.

NH WETLAND BUREAU APPLICATIONS

- A. No applications this month.

SPECIAL PERMITS

- A. No special permits.

PLANNING BOARD REFERRALS

- A. Hampton River Marina

This was referred back to the Conservation Commission due to changes in the plan. At the November 23, 2004 meeting it was the consensus of the Commission to have the applicant return to address the new issue of rip rap location and structure and further clarification of snow storage location directly adjacent to the salt marsh on the northeast side of the project. After the presentation of the travel lift, rip rap and snow storage, Mr. Tilton motioned that the rip rap is a good idea and also have stipulations for Marina docs, snow docs and fertilizer docs. Mr. Gangai seconded the motion. All were in favor.

WETLAND BUREAU ACTIONS

- A. 31 Harbor Road  
Jane Gallagher

Approved with changes to address the Conservation Commission concerns. Pulled out of the first 50 feet.

- B. Page Meadow  
Drakeside Rd

Approved with Conservation Commission stipulations.

CONSERVATION COMMISSION PUBLIC HEARING  
December 27, 2004  
Page 2

OLD BUSINESS

Mrs. Goethel gave an update on Page Lane and 63 Barbour Road

The next meeting will be held on Tuesday, January 25, 2005 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, January 22, 2005 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Tilton motioned to adjourn at 8:00 p.m. Dr. Falk seconded the motion. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary



## Hampton Conservation Commission: Membership

- 06 Jay Diener (603) 929-6325 Email: [Jd@funtasticlearning.com](mailto:Jd@funtasticlearning.com)  
206 Woodland Road, Hampton, NH 03842
- 05 Dr. Ralph Falk (603) 929-7064 Email: [RFalk@ehr.org](mailto:RFalk@ehr.org)  
20 Mill Pond Lane, Hampton NH 03842
- 05 Daniel Gangai (603) 926-9668 Email: [dan@bookballoon.com](mailto:dan@bookballoon.com)  
43 Esker Road, Hampton 03842
- 04 Ellen Goethel (603) 926-2165 Email: [egoethel@comcast.net](mailto:egoethel@comcast.net)  
23 Ridgeview Terr., Hampton NH 03842
- 06 Peter MacKinnon (603) 926-6197  
12 Thomsen Rd., Hampton, NH 03842
- 04 Bonnie Thimble (603) 929-1481 Email: [b.thimble@comcast.net](mailto:b.thimble@comcast.net)  
55 Schooner Landing, Hampton NH 03842
- 04 Peter Tilton, Jr. (603) 926-3910 Email: [PTiltonJr@IOPENER.net](mailto:PTiltonJr@IOPENER.net)  
125 Landing Road, Hampton NH 03842

### Alternates:

- 06 Heather Day (603) 926-2036 Email: [info@cinnamonrainbows.com](mailto:info@cinnamonrainbows.com)  
67 North Shore Road, Hampton NH 03842
- 05 Fred Palazzolo (603) 929-4263 [barbarascraftbazaar@juno.com](mailto:barbarascraftbazaar@juno.com)  
543 Winnacunnet Road, Hampton NH 03842
- 06 Charlie Preston (603) 235-6118  
47 Glade Path, Hampton NH 03842

### Secretary:

Sue Launi home phone: (603) 929-0611 work phone: (603)926-7655  
Email: [sue@tobeymerrill.com](mailto:sue@tobeymerrill.com)

Site Walk  
Sat. February 21, 2004